



Crown Road South | | Glasgow | G12 9DP

Offers Over £225,000

**moving**

ESTATE AGENTS



Moving Estate Agents are delighted to welcome to the market Crown Road South.

An excellent two-bedroom flat, located on the second floor.

**Property Description**  
Crown Road South is an attractive apartment block set within one of the most sought-after residential districts in the West End of Glasgow.

Within half a mile of Byres Road and Glasgow University's primary campus, this location offers true convenience that will appeal to a broad spectrum of purchasers. From downsizers in search of apartments with ample local amenities to young professionals who wish to take full advantage of life in the West End. Crown Road South is surrounded by a broad variety of amenities. Despite this central position, this is an extremely peaceful street and the home for sale benefits from open leafy aspects towards Crown Circus & Crown Terrace.

The accommodation set all on one level, is accessed via the secure entry to the carpeted common close area. This extends to the common stairway leading to the door entrance of this great flat.

Through the main door, you are welcomed into the bright and airy entrance hallway with quality flooring. To the front of the property is the lounge with dual window formation giving lots of natural light with its open outlooks. Leading from the hall you have two spacious double bedrooms both having built-in sliding door cupboards with the master bedroom benefitting from its own shower room which includes a walk-in shower and wash hand basin. Just off the lounge to the rear is the fitted dining kitchen with floor and wall mounted units, breakfasting bar and contrasting worktops. Finishing the accommodation is the family bathroom with a three-piece suite and shower over bath.

The property further benefits from Gas Central Heating, Double Glazing, private allocated parking, and access for residents to the private Crown Gardens.

The leafy Dowanhill district is well placed for a wide selection of shops and amenities on both Hyndland Road and Byres Road. There is a wide selection of bars, restaurants, cafes and delicatessens in the Hyndland area, including Epicures and Jelly Hill. There are various supermarkets on Byres Road, including Waitrose, Marks & Spencer and a Tesco Metro. The famous Ashton Lane, just off Byres Road, offers a variety of bars, restaurants and the Grosvenor Cinema. At the top of Byres Road are the Botanic Gardens offering a beautiful green space in the city and greenhouses full of tropical plants.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

